

Hidden Meadows

Key Issues

- Preservation of community character
- Maintain an attractive viewshed along the Interstate-15 corridor by limiting the size and scale of future commercial establishments
- Designate the Interstate 15/Mountain Meadow Road interchange as the Hidden Meadows Gateway. Establish community specific design guidelines within this area

Sponsor Group Direction

- Create specialized zoning for the Interstate-15/Mountain Meadow Road interchange and stringent design criteria to be included in the Hidden Meadows community plan
- Designate two properties (approximately 4 acres) as (C-1) General Commercial because these parcels are immediately adjacent to Interstate 15, the properties have (13) General Commercial under the existing General Plan, and this designation is consistent with the property owners' request
- Designate approximately 31 acres as Neighborhood Commercial along the Interstate-15 / Mountain Meadow Road intersection to meet retail needs of local area residents and to reflect commercial interests of individual property owners
- Designate 57 acres of office professional to serve as a buffer to semi-rural residential lands and on parcels that are large and appropriate for office professional services

Additional Staff Analysis/ Recommendations

Staff supports Planning Group direction

ERA Needs Analysis (all numbers in acres)

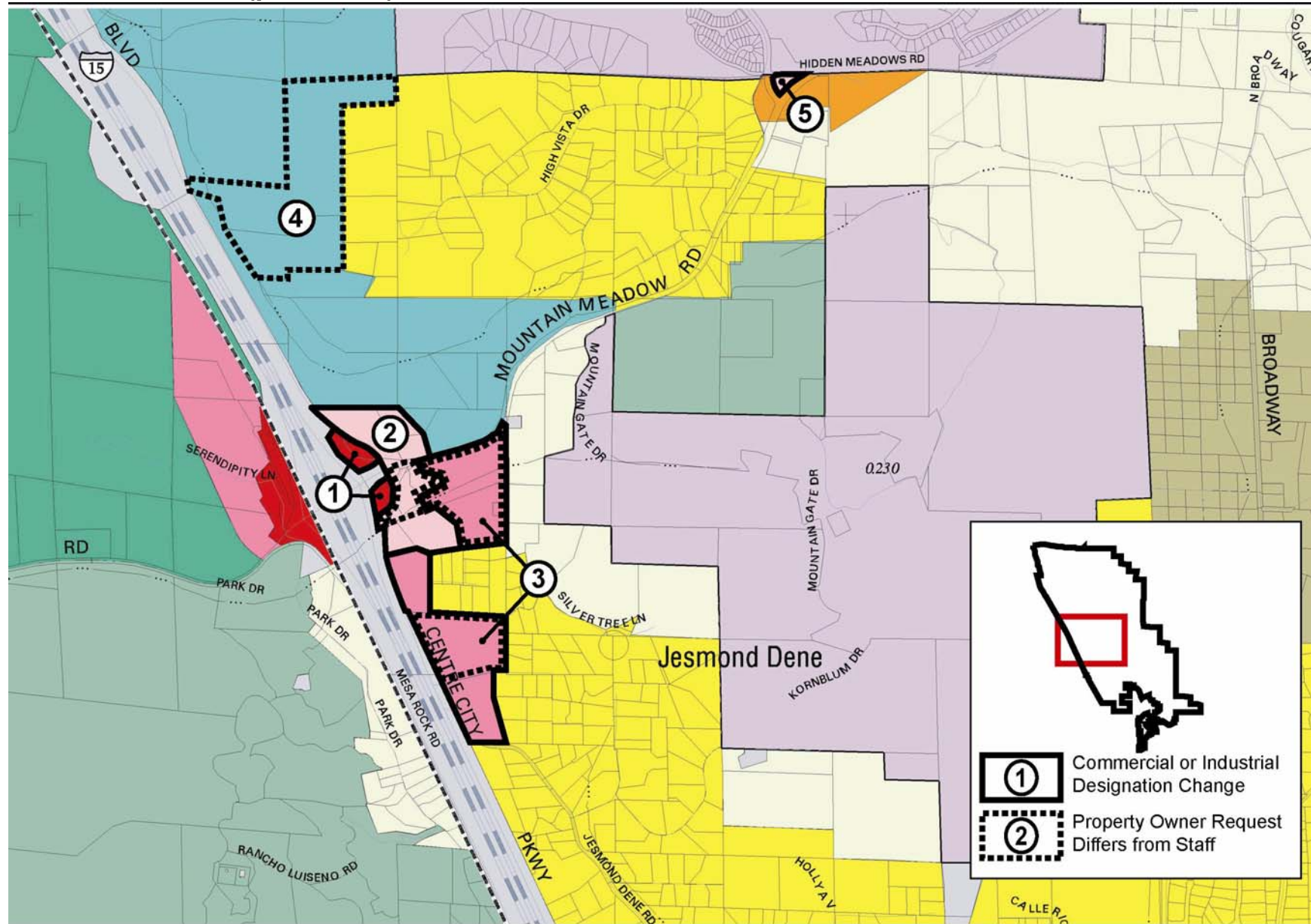
	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	25	39	15	38	13
Industrial ¹	96	91	(5)	47	(49)
Office ¹	30	23	(6)	138	108

¹ Industrial and Office numbers are for the entire North County Metro Subregion

Note: All numbers are rounded to the nearest whole number

Source: Economics Research Associates, County of San Diego

Hidden Meadows (portion of)



#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
1	(C-1) General Commercial	(C-1) General Commercial	(C-1) General Commercial (Grimm)	<p><i>Total Area:</i> Approx. 4 acres</p> <p><i>Current Use:</i> Undeveloped and outdoor retail sales</p> <p><i>Existing GP:</i> (13) General Commercial</p>	<ul style="list-style-type: none"> • Located at the intersection of Mountain Meadow Road and Interstate 15 • Recognize existing uses • Existing parcels are compact in configuration and discourage strip development • Staff supports the Sponsor Group recommendation
2	(C-3) Neighborhood Commercial	(C-3) Neighborhood Commercial	(C-1) General Commercial (Grimm; Crowley; Maune) (C-4) Rural Commercial (Baber)	<p><i>Total Area:</i> Approx. 30 acres</p> <p><i>Current Use:</i> Single family residential and undeveloped</p> <p><i>Existing GP:</i> (26) Visitor Serving Commercial (1) Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • Extent and scale of proposed neighborhood commercial is consistent with the projected need and the character of the community • Located along Mountain Meadow Road with direct access to Interstate 15 • Helps balance the 22-acre retail commercial deficit identified for Hidden Meadows in the ERA report • Helps address 176 acres of planned office professional surplus (July 2004 Map) in North County Metro as identified in the ERA report • Staff supports the Sponsor Group recommendation

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff	CPG/CSG	Owner		
3	(C-2) Office Professional	(C-2) Office Professional	(C-1) General Commercial (Crowley)	<p><i>Total Area:</i> Approx. 57 acres</p> <p><i>Current Use:</i> Various (including nursery, driving range, undeveloped).</p> <p><i>Existing GP:</i> (1) Residential</p>	<ul style="list-style-type: none"> Staff supports the Sponsor Group recommendation Serves as a transition between proposed neighborhood commercial and semi-rural residential
4	(RL-20) Rural Lands	(RL-20) Rural Lands	(C-2) Office Professional or (C-1) General Commercial (Choe)	<p><i>Total Area:</i> Approx. 58 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (1) Residential (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> Staff supports the Sponsor Group recommendation Very rugged terrain with majority of the parcel has over 25% slope Appears to lack access to a flat/buildable area Rural lands designation is consistent with surrounding areas and community character Contains natural upland habitats within proposed MSCP Pre-Approved Mitigation Area
5	(C-3) Neighborhood Commercial	(C-3) Neighborhood Commercial	(C-3) Neighborhood Commercial (Steinbeck)	<p><i>Total Area:</i> 0.91 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (6) Residential</p>	<ul style="list-style-type: none"> Compatible with commercial uses directly north to the property Compatible with community character Staff supports Sponsor Group recommendation